

Carbon and Energy
Digital Connectivity Statement (JP-S2 / JP-C2)
For a rear extension to an existing terraced house at:
169 Bury New Road, Whitefield, Manchester, M45 6AB

21st August 2025

V2



JP-S2: Carbon and Energy

The proposed development is a modest single-storey rear extension to provide a small office space within an existing commercial building. While the scale of the extension is limited, the design and construction will incorporate measures to minimise energy demand and maximise energy efficiency, in line with Policy JP-S2 and the 2022 Part L Building Regulations.

The extension will include the following:

- High-performance insulation to external walls, roof and floor, designed to exceed minimum Part L standards where practicable.
- High-efficiency double-glazed windows and doors with low-emissivity coatings to reduce heat loss.
- Energy-efficient lighting throughout the new extension.
- Heating and hot water provision will be via the existing highly efficient central heating system, avoiding the need for a separate system.

Given the small scale of the proposal, incorporation of renewable energy technologies (such as PV panels or air source heat pumps) is not considered practicable or financially viable. In line with Part S of the Building Regulations, provision for an electric vehicle charging point will be included at the property, where practical and feasible.

JP-C2: Digital Connectivity

The extension will utilise the property's existing full-fibre broadband connection, which already provides high-quality digital infrastructure to the premises. As the proposal relates to a small extension to an existing commercial building, no new connection is required. However, the office space created will benefit from the full fibre to premises connectivity already available, ensuring compliance with Policy JP-C2.

Conclusion

The proposal represents a small-scale extension to a commercial building and has been designed to comply with the relevant policies of the Places for Everyone Development Plan, specifically JP-S2 and JP-C2, insofar as is practicable and proportionate to the scale of development.

Prepared by:

Thomas Zub

Thomas Zub MCIAT

Chartered Architectural Technologist / Director
Zub-Architecture LTD